

COUNCIL COMMUNICATION

TO: THE CITY COUNCIL

FROM: THE CITY MANAGER'S OFFICE

COUNCIL MEETING DATE: SEPTEMBER 19, 1990

SUBJECT: REQUESTS OF BRAD CLARK CONSTRUCTION INC.

INDICATED ACTION: that the City Council consider the Planning Commission's recommendation on the following requests of Brad Clark Construction Inc:

1. to amend the Land Use Element of the Lodi General Plan by redesignating 2041 South Cherokee Lane from Commercial to Low Density Residential to permit construction of a 15-lot residential planned unit development;
2. to amend Planned Development District No. 19 (P-D(19) by redesignating the parcel at 2041 South Cherokee Lane from Neighborhood Commercial to Residential; and
3. to certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the above projects.

The City Council should also accept the request of Les J. Serpa (Surland Properties) to be substituted for Brad Clark Construction Inc. as the applicant for the above requests. A letter from the property owner, John K Verner, which acknowledges the change in applicant is attached.

BACKGROUND INFORMATION: The applicant is proposing to substitute 15 single family homes on less than standard lots for a 1.5 acre, stand alone commercial site. This project will be similar to Century Place which is directly north across Century Boulevard.

The Planning Commission felt that the approval of the requests would (1) eliminate a potential site for a mini-market and (2) provide 15 less than market rate single-family homes.

There was no opposition at the Planning Commission hearing. Rather, neighbors supported the changes for the reasons listed in the previous paragraph.

James B. Schroeder
JAMES B. SCHROEDER
Community Development Director

Attachment

September 13, 1990

To: Lodi City Council:

The letter from the property owner, John K. Verner, changing the applicant to Les J. Serpa (Surland Properties) was not received before the Council packet was prepared on Thursday, September 13, 1990.

Therefore, this item may be continued if the letter is not received before the Lodi City Council meeting to be held on September 19, 1990.



James B. Schroeder
Community Development Director

JBS/JMP



CITY OF LODI

CARNEGIE FORUM

305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: September 19, 1990

Time: 7:30 p.m.

For information regarding this Public Hearing
Please Contact:

Alice M. Reimche
City Clerk

Telephone: 333-6702

NOTICE OF PUBLIC HEARING

September 19, 1990

NOTICE IS HEREBY GIVEN that on Wednesday, at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing to consider the following requests by Brad Clark Const. Co:

- a. to amend the Land Use Element of the Lodi General Plan by redesignating 2041 South Cherokee Lane from Commercial to Low Density Residential to permit construction of a 15-lot residential planned unit development;
- b. to amend Planned Development District No. 19 (P-D(19)) by redesignating the parcel at 2041 South Cherokee Lane from Neighborhood Commercial to Residential; and
- c. to certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the above projects.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order Of the Lodi City Council:

Alice M. Reimche
Alice M. Reimche
City Clerk

Dated: June 20, 1990

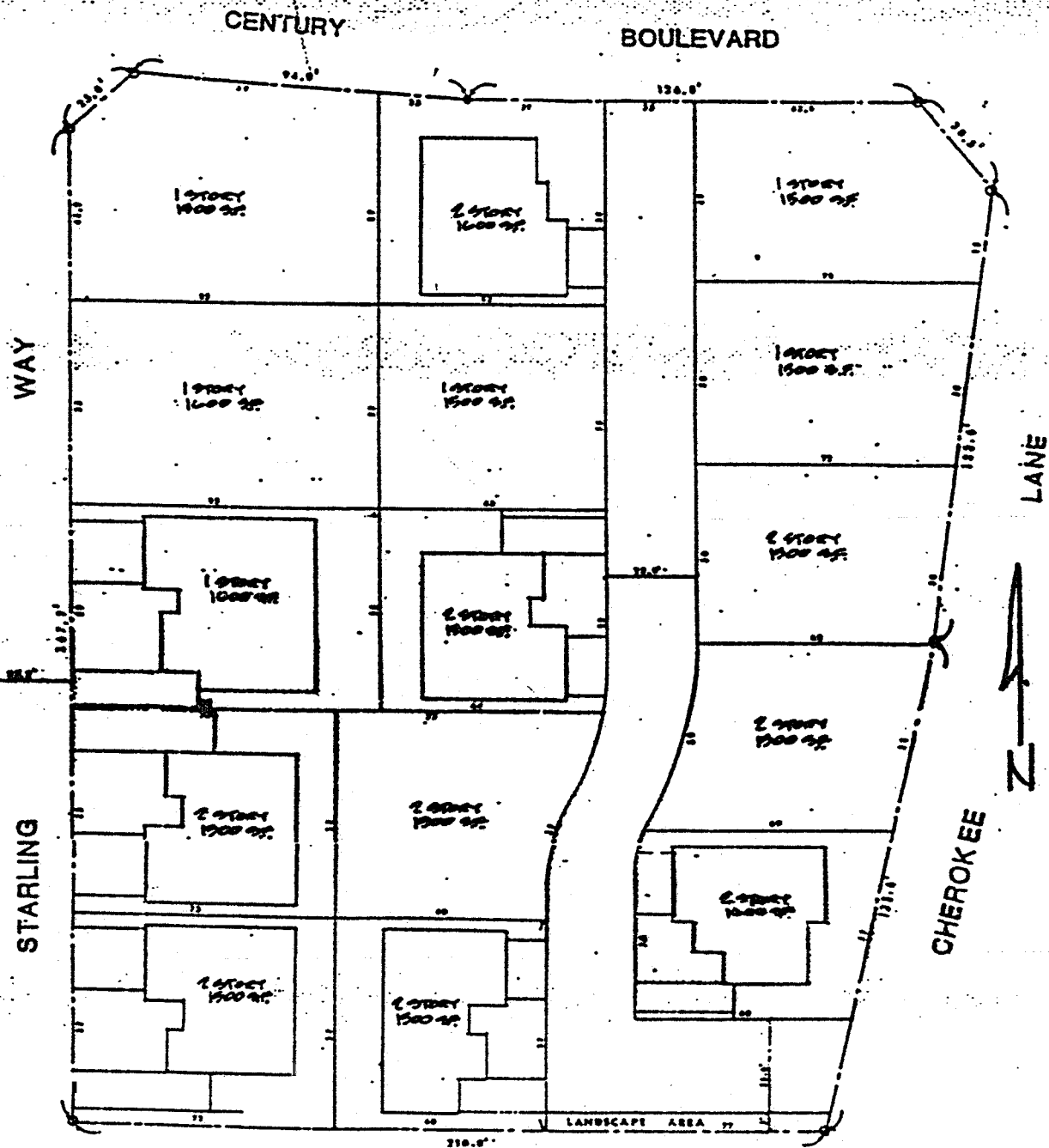
Approved as to form:

Bobby W. McNatt
Bobby W. McNatt
City Attorney

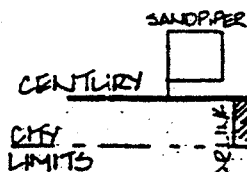
BRAD CLARK CONSTRUCTION INC.
MAILING LIST
EXHIBIT B

Brad Clark Construction, Inc.
Attention: Jim Hicks
P.O. Box 1684
Lodi, CA 95241

Surland Properties
Attention: Les J. Serpa
88 Howard Street, 11521
San Francisco, CA 94105



VICINITY MAP



Brad Clark Construction
Gen'l Plan Amendment & Rezone
2041 S. Cherokee Ln.

LPA LU 90 03
Z-90-04

8-13-90

ORDINANCE NO. 1497

AN ORDINANCE OF THE LODI CITY COUNCIL
AMENDING THE LAND USE ELEMENT OF THE LODI GENERAL PLAN BY
REDESIGNATING 2041 SOUTH CHEROKEE LANE FROM COMMERCIAL TO LOW
DENSITY RESIDENTIAL TO PERMIT CONSTRUCTION OF A 15-LOT RESIDENTIAL
PLANNED UNIT DEVELOPMENT (APN 062-380-34)

BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

SECTION 1. The Land Use Element of the Lodi General Plan is hereby amended by redesignating 2041 South Cherokee Lane from Commercial to Low Density Residential to permit construction of a 15-lot residential planned unit development, as shown on Vicinity Map, on file in the office of the Lodi City Clerk, APN 062-380-34.

SECTION 2. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

SECTION 3. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this day of

JOHN R. SNIDER
Mayor

Attest:

ALICE M. REIMCHE
City Clerk

State of California
County of San Joaquin, ss.

I, Alice M. Reimche, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1497 was introduced at a regular meeting of the City Council of the City of Lodi held September 19, 1990, and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held _____, 1990 by the following vote:

Ryes: Council Members -

Noes: Council Members -

Absent: Council Members -

Abstain: Council Members -

I further certify that Ordinance No. 1497 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

ALICE M. REIMCHE
City Clerk

Approved as to Form

BOBBY W. McNATT
City Attorney

ORD1497/TXTA.01V

COUNCIL COMMUNICATION

TO: THE CITY COUNCIL COUNCIL MEETING DATE: SEPTEMBER 19, 1990

FROM: THE CITY MANAGER'S OFFICE

SUBJECT: REQUESTS OF BRAD CLARK CONSTRUCTION INC.

INDICATED ACTION: that the City Council consider the Planning Commission's recommendation on the following requests of Brad Clark Construction Inc:

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BACKGROUND INFORMATION: The applicant is proposing to substitute 15 single family homes on less than standard lots for a 1.5 acre, stand alone commercial site. This project will be similar to Century Place which is directly north across Century Boulevard.

The Planning Commission felt that the approval of the requests would (1) eliminate a potential site for a mini-market and (2) provide 15 less than market rate single-family homes.

There was no opposition at the Planning Commission hearing. Rather, neighbors supported the changes for the reasons listed in the previous paragraph.


JAMES B. SCHROEDER
Community Development Director

Attachment

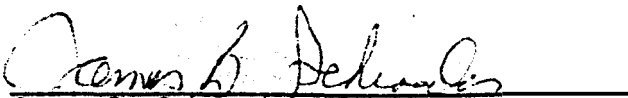
ATTACHMENT

September 13, 1990

To: Lodi City Council:

The letter **from** the property owner, John K. Verner, changing the applicant to Les J. Serpa (Surland Properties) was not received before the Council packet **was** prepared on Thursday, September 13, 1990.

Therefore, this **item** may be continued if the letter is not received before the Lodi City Council meeting to be held on September 19, 1990.


James B. Schroeder
Community Development Director

JBS/JMP



CITY OF LODI

CARNEGIE FORUM

305 West Pine Street. Lodi



NOTICE OF PUBLIC HEARING

Date: September 19, 1990

Time: 7:30 p.m.

For information regarding this Public Hearing
Please Contact:

Alice M. Reimche

City Clerk

Telephone: 333-6702

NOTICE OF PUBLIC HEARING

September 19, 1990

NOTICE IS HEREBY GIVEN that on Wednesday, at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing to consider the following requests by Brad Clark Const. Co:

- a. to amend the Land Use Element of the Lodi General Plan by redesignating 2041 South Cherokee Lane from Commercial to Low Density Residential to permit construction of a 15-lot residential planned unit development;
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Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order Of the Lodi City Council:

Alice M. Reimche

Alice M. Reimche
City Clerk

Dated: June 20, 1990

Approved as to form:

Bobby W. McNatt

Bobby W. McNatt
City Attorney

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BRAD CLARK CONSTRUCTION INC.
MAILING LIST
EXHIBIT B

Brad Clark Construction, Inc.
Attention: Jim Hicks
P.O. Box 1684
Lodi, CA 95241

Surland Properties
Attention: Les J. Serpa
88 Howard Street, 61521
San Francisco, CA 94105

ORDINANCE NO. 1498

AN ORDINANCE OF THE LODI CITY COUNCIL
MENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI
AND THEREBY AMENDING PLANNED DEVELOPMENT DISTRICT NO. 19 (P-D(19))
BY REDESIGNATING THE PARCEL AT 2041 SOUTH CHEROKEE LANE
FROM NEIGHBORHOOD COMMERCIAL TO RESIDENTIAL

BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

SECTION 1. The Official District Map of the City of Lodi adopted by Title 17 of the Lodi Municipal Code is hereby amended as follows:

Planned Development District No. 19 (P-D(19)) is hereby amended by redesignating 2041 South Cherokee Lane, APN 062-380-34 from Commercial to Low Density Residential, to permit construction of a 15-lot residential planned unit development.

SECTION 2. The alterations, changes, and amendments of said Official District Map of the City of Lodi herein set forth have been approved by the City Planning Commission and by the City Council of this City after public hearings held in conformance with provisions of Title 17 of the Lodi Municipal Code and the laws of the State of California applicable thereto.

SECTION 3. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

SECTION 4. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and

published in the City of Lodi and shall be in force and take effect
thirty days from and after **its** passage and approval.

Approved this day **of**

JOHN R. SNIDER
Mayor

Attest:

ALICE M. REIMCHE
City Clerk

State of California
County **of San Joaquin**, ss.

I, Alice M. Reimche, City Clerk of the City of Lodi, do hereby
certify that Ordinance **No.** 1498 was introduced at a regular meeting **of**
the City Council of the City of Lodi held September 19, 1990, and was
thereafter passed, adopted and ordered to print at a regular meeting **of**
said Council held _____, 1990 by the following vote:

Ayes:	Council Members -
Noes :	Council Members -
Absent:	Council Members -
Abstain :	Council Members -

I further certify that Ordinance **No.** 1498 **was** approved and signed by
the Mayor on the date of its passage and the same has been published
pursuant to law.

ALICE M. REIMCHE
City Clerk

Approved as to Form

BOBBY W. McNATT
City Attorney

ORD1498/TXTA.01V

C O N C I L C O M M U N I C A I O N

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Community Development Director

Attachment


ATTACHMENT

September 13, 1990

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James B. Schroeder
Community Development Director

JBS/JMP



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305 West Pine Street, Lodi

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By Order Of the Lodi City Council:

Alice M. Reimche
City Clerk

Dated: June 20, 1990

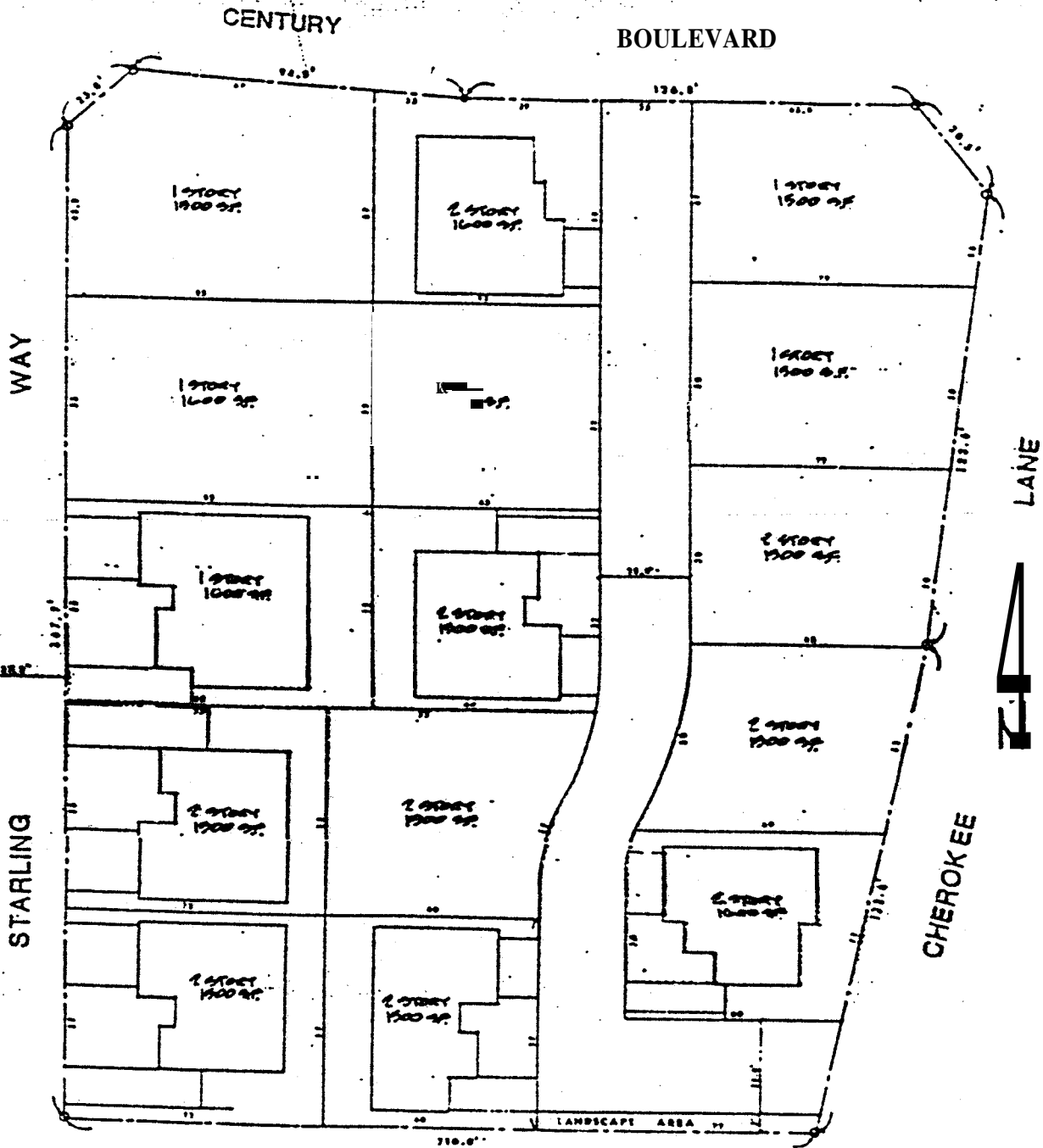
Approved as to form:

Bobby W. McNatt
City Attorney

BRAD CLARK CONSTRUCTION INC.
MAILING LIST
EXHIBIT 6

Brad Clark Construction, Inc.
Attention: Jim Hicks
P.O. Box 1684
Lodi, CA 95241

Surland Properties
Attention: Les J. Serpa
88 Howard Street, #1521
San Francisco, CA 94105



VICINITY MAP

CENTURY
CITY LIMITS
SANDPiper
SIDELINK
CHEROKEE



Brad Clark Construction
Cen'l Plan Amendment & Rezone
2041 S. Cherokee Ln.

EPA LU 90 03
Z-90-04

8-13-90